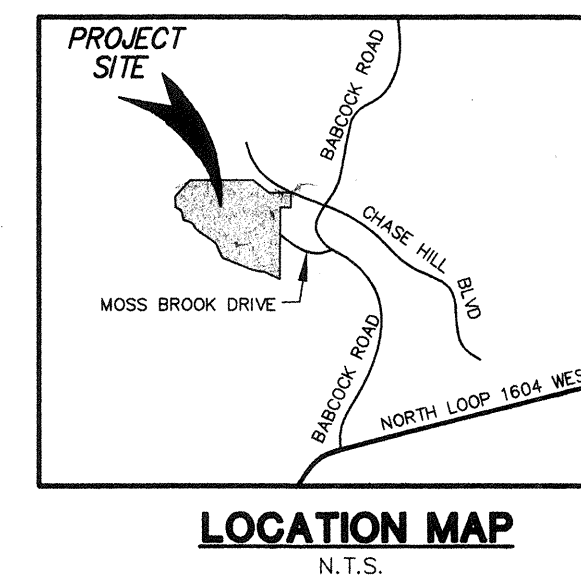
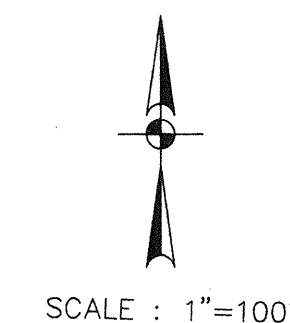


UNPLATTED
362.9 ACRES
O/O 356.777 ACRES
(VOL.1621 PG.264-292 O.P.R.)

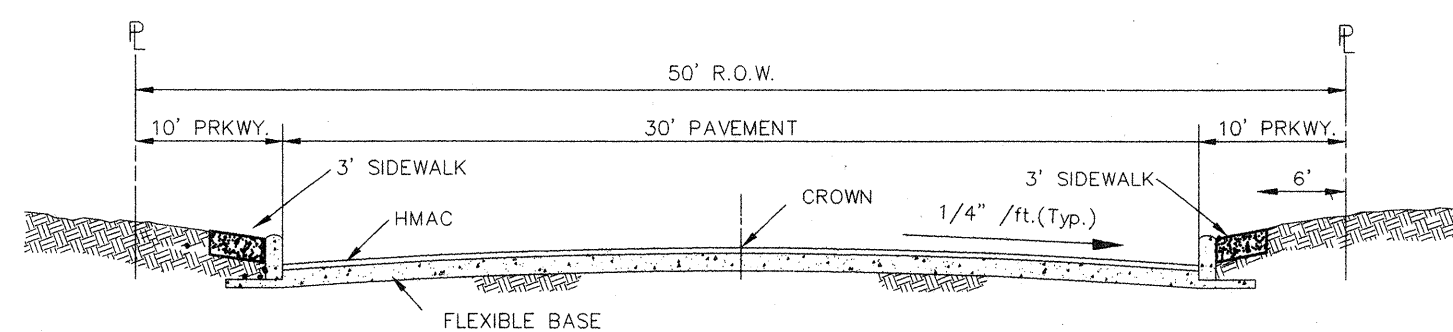


LOCATION MAP
N.T.S.

ZONE A
APPROXIMATE LOCATION OF FLOOD ZONE AREA "A", (BASE FLOOD ELEVATIONS DETERMINED) AS SCALED FROM THE F.E.M.A. FLOOD INSURANCE RATE MAP 232 OF 900, COMMUNITY PANEL NUMBER 48029C0232, DATED FEBRUARY 16, 1996 FOR BEXAR COUNTY, TEXAS AND INCORPORATED AREAS.

BEXAR COUNTY
CITY OF SAN ANTONIO

UNPLATTED
REMAINING 197.617 ACRES
(VOL.4650, PG.1823-1828 O.P.R.)



TYPICAL STREET SECTION
NOT-TO-SCALE

4.02 ACRES
(VOL.3235
PG.1785 O.P.R.)
N.C.B. 14789

DEVELOPER: MEDALLION, LTD.
6929 CAMP BULLIS ROAD
SAN ANTONIO, TX. 78256
52.2 ACRES-- 87 RESIDENTIAL LOTS

PLAN HAS BEEN ACCEPTED BY:
COSA *[Signature]*
9-6-99 655
(date) (number)
If no plats are filed, plan will
expire on 3-9-01
1st plat filed on _____

REVISIONS:

PAPERDAWSON **PE** ENGINEERS
CIVIL & ENVIRONMENTAL
SAN ANTONIO TEXAS 78217
9310 BROADWAY, BUILDING II 210-824-9494

MOSS BROOK ESTATES NORTH SUBDIVISION
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

JOB NO. 4518-01
DATE JUNE, 1999
DESIGNER JP
CHECKED JP DRAWN JLC
SHEET 1 OF 1



CITY OF SAN ANTONIO POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio UDC and must be certified to contain the following:

Date Submitted: _____ Name of POADP: Moss Brook Estates (NORTH?)
Owners: Medallion, Ltd. Consulting Firm: Pape-Dawson Engineers, Inc.
Address: 6929 Camp Bullis Road Address: 555 East Ramsey
Zip Code: 78256 Zip Code: 78216
School District: Northside ISD Phone: 210/375-9000
Existing zoning: Temp. R-1 Proposed zoning: N/A

Site is over/within/includes: Edwards Aquifer Recharge Zone: ☒ Yes ☐ No
Projected # of Phases: 2 ☐ Yes ☐ No
San Antonio City Limits? ☒ Yes ☒ No
Council District: 8
Ferguson map grid 513, E-3 and E-4

Land area being platted:	Lots	Acres
Single Family (SF)	<u>87</u>	<u>52.2</u>
Multi-family (MF)	<u>--</u>	<u>--</u>
Commercial and non-residential	<u>--</u>	<u>--</u>

Is there a previous POADP for this Site? Name N/A No. _____

Is there a corresponding PUD for this site? Name N/A No. _____

Plats associated with this POADP or site? Name N/A No. _____

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: JOHN K. RINEHART

Signature: [Signature]

Date: JULY 27, 99

Phone: 375-9000

Fax: 375-9010

PAGE 1 OF 2

- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ north arrow and scale of the map;
- ☒ proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred year flood plain limits;
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ a complete application and certification, 8½ x 11 reduction with six full size copies of the POADP map, all full size maps to be folded (accordion style & manageable size);
- ☒ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact Fernando DeLeon @ (210) 207-7501;
- ☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
- ☐ the POADP ☒ does not ☐ does about State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☐ The POADP ☐ is not ☒ is located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;
- ☒ List below all Major Thoroughfares that are adjacent to the property or included within the boundaries.

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name:

JOHN K. RINEHART

Signature:

John K. Rinehart

If you have any questions please call Elizabeth Carol at 207-7900

APPLICATION REVISED June 4, 1999

RECEIVED
JUL 27 PM 3:13
LAND DEVELOPMENT
SERVICES DIVISION



CITY OF SAN ANTONIO

September 6, 1999

Mr. John K. Rinehart
Pape Dawson Engineers
555 E. Ramsey
San Antonio, TX 78216

Re: Moss Brook Estates North

POADP # 655

Dear Mr. Rinehart,

The City Staff Development Review Committee has reviewed Moss Brook Estates North Preliminary Overall Area Development Plan # 655. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process. Bexar Co. Public Works will require base flood elevations at the plat level.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- This development will probably need to conform to requirements associated with development over the Edwards Aquifer. For additional information about these requirements you can contact SAWS at 704-7305.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms.J. Jay, at (210) 207-7900.

Sincerely,



Emil R. Moneivais AIA, AICP
Director of Planning

EM/JJ

cc: Andrew J. Ballard, P. E., City Engineer



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Burt Rubio, Senior Engineer Technician; Public Works Date 9.1.97
FROM: Elizabeth Carol, Planner II; Planning Department
ITEM NAME: Mossbrook Estates FILE # NONE
RE: POADP

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: _____, 19____

- ☐ Proposed plat-30 days ☐ Variance-15 days * POADP's-10 days
☐ Plat deferral-30 days ☐ Plan / legal doc-15 days ☐ Other-15 days

RECEIVED
97 SEP-8 AM 8:28
CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
AND DEVELOPMENT
SERVICES DIVISION

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments:

Flood plain requirements and drainage
requirements will be require and address
during the platting process.

Burt Rubio NS

Signature

Sr. Eng. Tech. 9-2-97

Title

Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

RECEIVED JUL 27 1999

TO: TREE REVIEW Date 07/16/99

FROM: Pape-Dawson Engineers, Inc. ATTN: Lyndon Duano

ITEM NAME: MOSS BROOK ESTATES FILE #

RE: Plan Review For POADP

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: , 19 99

- | | | |
|--|---|--|
| <input type="checkbox"/> Proposed plat-30 days | <input type="checkbox"/> Variance-15 days | <input type="checkbox"/> POADP's-10 days |
| <input type="checkbox"/> Plat deferral-30 days | <input type="checkbox"/> Plan / legal doc-15 days | <input type="checkbox"/> Other-15 days |

☒ I recommend approval

☐ I do not recommend approval

On , I notified , the engineer/
subdivider/agent, of the corrections needed to remove this objection. Telephone #

Comments:

Compliance with the Preservation Ord. required
at site work or platting stage

Alfred

Signature

City Auditor

Title

8/20/99

Date

Jeannette Jay

From: Todd Sang
Sent: Tuesday, August 24, 1999 10:52 AM
To: Jeannette Jay
Subject: RE:

1) Hunters Pond:

A Level 1 TIA was submitted by David Dye and some minor changes are necessary. As soon as these changes have been implemented, I will write a memo to you with signatures from Bob Opitz and Andy Ballard. Please hold your acceptance letter until the corrections have been addressed.

2) Mossbrook Estates:

Proposed 87 residential lots will not require a TIA.

I recently sent several release forms for various POADPs to Elizabeth and this was included. A level 1 TIA called Mossbrook Estates 198 was submitted in 1997 but was not approved. However, revisions have been made and the TIA has been approved by Bob Opitz. Please let me know if you did not receive the release forms I sent to Elizabeth on 8-16-99. They included Ray Ellison / Loop 410 40, Valley Hi / Spring Vale 12, Mossbrook Estates 198, and Kittyhawk 31.

Thanks
Todd

-----Original Message-----

From: Jeannette Jay
Sent: Tuesday, August 24, 1999 8:26 AM
To: Todd Sang
Subject:

Todd,

It is better if I e-mail my questions instead of phoning.

Hunters Pond by David Dye, this is the one near Zarzamora and 410. My notes say you are going to give me a memo on this. There is 186 lots with only one access. David told me you were going to have him make some corrections to the traffic study. Should I hold my acceptance letter until you get all of your corrections? Is a TIA required???

Mossbrook Estates by Pape Dawson. You were going to check on the other project by Castella. The project by Pape only has 87 lots, no TIA right????

*J. Jay
Land Development Services
Planning Dept.
210-207-7889
or this e-mail*

6929 CAMP BULLIS RD.
SAN ANTONIO, TEXAS 78256
(210) 494-2555

FROST NATIONAL BANK
SAN ANTONIO, TEXAS 78296
30-9/1140

4847

DATE 07/29/99 CHECK NO. 4847 CHECK AMOUNT \$370.00

PAY: THREE HUNDRED SEVENTY AND 00/100 DOLLARS*****

TO THE CITY OF SAN ANTONIO
ORDER OF

AUTHORIZED SIGNATURE

POADP Moss Brook Est.

"0897BEO 70" "E60000777:" "L8700"

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

I N V O I C E
1571437

AMT ENCLOSED

50-04-5573
WORTH ENTERPRISES, INC.
6929 CAMP BULLIS ROAD
S.A. TX. 78256

AMOUNT DUE 370.00
INVOICE DATE 8/10/1999
DUE DATE 8/10/1999

PHONE: 000 - 0000

POADP MOSS BROOK EST.

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
8/10/1999	1571437	50-04-5573	8/10/1999	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	370.00

↓

PAID SATO
8/10/99

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST: 08/09/1999	08/09/1999		CK# 4847	MOSS BROOK
END	08/09/1999			

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	370.00	370.00	370.00

C I T Y O F S A N A N T O N I O
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975
PAGE 1 OF 1

↓

TRANSMITTAL



To: PLANNING DEPT

Date: 7/27/99

Attn: ELIZABETH CAROL

114 W. COMMERCE, 4TH FLOOR

Re: MOSSBROOK ESTATES

QUANTITY	DESCRIPTION
<u>1</u>	<u>POADP APPLICATION</u>
<u>5</u>	<u>POADP PLAN</u>
<u>1</u>	<u>COPY OF TRANSMITTAL TO TIA & CITY ARBORIST</u>

If enclosures are not as noted, kindly notify us at once.

☐ For Approval ☐ For Your Use ☐ As Requested ☐ For Review and Comment

COMMENTS PLEASE REVIEW & APPROVE POADP. SENDING
TRANSMITTAL FOR TIA & CITY ARBORIST SUBMITTAL. IF ANY
QUESTION PLEASE CALL

Incomplete
and map.

From: LYNDON DUTKO

Project No.: 4518.00 (1.0)

CC: _____

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

TRANSMITTAL



To: CITY ARBORIST

Date: 7/27/99

Attn: CANDICE SOLIS

Re: MOSS BROOK ESTATES

QUANTITY	DESCRIPTION
1	TREE AFFIDAVIT/PERMIT
1	REQUEST FOR REVIEW
1	POADP
1	LOCATION MAP

If enclosures are not as noted, kindly notify us at once.

☒ For Approval ☒ For Your Use ☐ As Requested ☐ For Review and Comment

COMMENTS PLEASE REVIEW & APPROVE FOR POADP. IF ANY
QUESTION PLEASE CALL.

From: LYNDON J. DUANO

Project No.: 4518.00 (1.0)

cc: _____

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

TRANSMITTAL



To: PUBLIC WORKS

Date: 7/27/99

Attn: GARY BALBAUGH / TODD SANG

Re: _____

QUANTITY	DESCRIPTION
1	POADP
1	WORKSHEET THRESHOLD
1	FORM 210
1	LOCATION MAP
1	COVER LETTER

If enclosures are not as noted, kindly notify us at once.

☒ For Approval ☐ For Your Use ☐ As Requested ☐ For Review and Comment

COMMENTS PLEASE REVIEW & APPROVE FOR POADP SUBMITTAL.
IF ANY QUESTION PLEASE CALL

From: LYNDON DUANO

Project No.: 4518.00 (1.0)

cc: _____

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey

San Antonio, Texas 78216

Phone: 210.375.9000

Fax: 210.375.9010

info@pape-dawson.com

TRANSMITTAL



To: PLANNING DEPT

Date: 8-2-99

Attn: ELIZABETH CAROL
114 W. COMMERCE, 4TH FLOOR

Re: MOSSBROOK EST.

QUANTITY	DESCRIPTION
<u>1</u>	<u>CHECK</u>
<u>1</u>	<u>POADP PLAN</u>
<u>1</u>	<u>8 1/2 x 11</u>

If enclosures are not as noted, kindly notify us at once.

☐ For Approval ☐ For Your Use ☒ As Requested ☐ For Review and Comment

COMMENTS SENDING AS REQUESTED FOR
SUBMITTAL OF POADP. ANY QUESTION
PLEASE CALL.

THANK YOU.


From: LYNDON DUANO Project No.: 4518.01

CC: _____

PAPE-DAWSON ENGINEERS, INC.

RECEIVED
99 AUG -2 PM 4:11
OFFICE OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

TRANSMITTAL

~~need 1 more print!!!~~ ~~Joe will get~~
9-8/99 

To: PLANNING DEPT.

RECEIVED
99 SEP -7 PM 2:00

Date: SEP 7, 1999

Attn: JAY

DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Re: MOSS BROOK ESTATES NORTH

QUANTITY	DESCRIPTION
<u>2</u>	<u>P.O.A.D.P.</u>

If enclosures are not as noted, kindly notify us at once.

☒ For Approval ☐ For Your Use ☐ As Requested ☐ For Review and Comment

COMMENTS

From: Joe mi

Project No.: 4518

CC: _____

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey

San Antonio, Texas 78216

Phone: 210.375.9000

Fax: 210.375.9010

info@pape-dawson.com